

HAMILTON COUNTY BOARD OF AVIATION COMMISSIONERS
AUGUST 4, 2005

The Hamilton County Board of Aviation Commissioners met on Thursday, August 4, 2005 at 6:30 p.m. in the Commissioners Courtroom in the Hamilton County Government and Judicial Center, One Hamilton County Square, Noblesville, Indiana. President Kapostasy called the meeting to order. Roll Call was taken with a quorum declared present of Tom Kapostasy, Tim Tolson, and Don Silvey. Jon Ogle was absent.

Approval of Minutes

Don Silvey motioned to approve the July 14, 2005 minutes. Tim Tolson seconded. Motion carried unanimously.

Executive Session Memoranda

Don Silvey motioned to approve the July 14, 2005 Executive Session Memoranda. Tim Tolson seconded. Motion carried unanimously.

Bid Opening

Glide Slope and Safety Area Grading

Mike Howard opened the bids for the Glide Slope and Safety Area Grading. Form 96, Non-Collusion Affidavit and Bid Bond were included unless otherwise specified. 1) Crider & Crider - \$\$846,318.00. 2) Gradex - \$678,654.00. Engineers Estimate - \$637,000.00. Tim Tolson motioned to refer the bids to Mid-States Engineering for review and recommendation at the next meeting. Don Silvey seconded. Motion carried unanimously.

Bid Award

Corporate Hanger and T-Hanger Taxiway

Only one bid was received for the corporate hanger and T-hanger taxiway. Mid-States Engineering recommends rejecting all bids and re-advertise for bids to be opened August 25, 2005 at 11:00 a.m. Bid will be awarded at the September 1st meeting. Tim Tolson motioned to reject the bid and rebid it. Don Silvey seconded. Motion carried unanimously.

President's Report

Boone County Commissioners Meeting

Tom Kapostasy stated members of the aviation board will meet with the Boone County Commissioners on August 8, 2005 at 9:00 am to update the commissioners on Indianapolis Executive Airport.

Montgomery Aviation Groundbreaking

Tom reported the groundbreaking for the Montgomery Aviation hanger went well.

Westfield Planning

Tom stated he has met with staff of the Westfield Planning Department regarding their master plan process. They are attempting to have a draft master plan by January 1, 2006. There will be three areas that will connect with the airport. The first public town meetings will be scheduled for August or September and he will be asking the Montgomery's or other board members to attend. The Westfield planning staff has indicated they feel it is their professional duty to illustrate what an aircraft overlay zone would look like, given the current master plan of the airport, including the crosswind runway.

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Marketing Plan

Four (4) Requests for Proposals were received for the Hamilton County Visitors and Convention Bureau's airport marketing plan and should be awarded within the next few weeks.

Indianapolis Executive Airport

Insurance

Andrea Montgomery stated the insurance has been renewed for Hamilton County. The policy does not deal with possible claims from environmental issues. The product liability and hangarkeepers protection reflected in the policy is considered secondary to that provided to Montgomery Aviation by USAIG. If there are any additional activities on the airport that are not related to normal day to day operations, contact Facer Insurance to make necessary arrangements.

AAI

Andrea stated she is the chairperson for the sponsorship for Aviation Association of Indiana (AAI) this year and suggested Indianapolis Executive Airport sponsor a golf hole.

Second Quarter Report

Andrea presented the second quarter financial reports and the fuel report for the period ending June 30, 2005.

Andrea requested the Board allow her to keep an extra \$5,000 in the operating account as the fuel flowage fee gets smaller; she wants to make sure there are enough funds in the operating account. According to the contract anything over \$20,000 is to be put into the capital account. Tom stated as he reads the contract at year-end we need to be in that position but during the year as we have expenses up and down she does not have to do that. Howard stated the account is to be reconciled every quarter but since the flowage fee per gallon goes down and flowage goes up it would be a good idea to let her have it. Tim motioned to approve. Don seconded. Motion carried unanimously.

Rule 6

Tom stated we think there is approximately \$5,000 for Rule 6 planning process and he encouraged Montgomery's to move forward and get that plan done this year. Kapostasy asked Andrea to report on the status of Rule 6 at the next meeting.

FAA

Dan Montgomery stated the FAA has requested he get rid of the ADF and R-Nav approach. The FAA stated they will do away with these approaches and give us AWOS approach for Runway 18. The FAA will do the 405 survey.

Dan has requested the FAA clean up their maps and remarks on Indianapolis Executive Airport.

Airport Survey

First Indiana has requested a survey for the entire airport. Mid-States Engineering will take care of it.

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Sewers

Mike Andreolli would like to talk with Clay Regional Waste regarding a study on the cost to get sewer to the airport and has asked if the Board would be willing to contribute towards that study. Mike Andreolli will contact Mike Howard.

Septic System Building Permit

Dan stated he did receive the building permit for the septic system and should begin work on it next week.

Corporate Hanger – Ellis Johnson

Ellis Johnson would like to build a corporate hanger for his personal airplanes. Mr. Johnson has a building designed and asked if he could get a copy of a master plan of the airport. Dan stated he and Ellis can meet with Mid-States Engineering to look at the design of the airport.

Mike Howard stated we will have a lot more knowledge within the next few weeks. If there is grant money received is substantially in excess of the bids opened tonight, the first thing to look at is the Beal property and then look to see if the taxiway can be moved in 2006. It is dependent on the allocation of discretionary funding. We can not make a commitment until we have more information about the grant revenue. Tom stated he does not think the creation of the corporate taxiway, as in the master plan, will not happen within a year. Tom advised the Montgomery's to continue to look at a way to locate an additional corporate hanger within the current scheme. Mid-States Engineering will share the master plan with Mr. Johnson.

Brad Beaver stated it is not out of the realm of possibility that the county could front the money with a guaranteed reimbursement.

Frankfort Airport FBO

Dan stated he has accepted the position as FBO for the Frankfort Airport as of August 15, 2005. He will not personally be up in Frankfort; one of his key employees will be up there with Dan overseeing him. It will be very limited with basically taking care of the grounds and start a small flight school.

Fire Protection

Tom stated Union Township would like to remove themselves from the Zionsville fire protection district and ally themselves with Union Township. Tom asked if the Board could offer a long term lease on placing the fire station at the airport. Dan stated the ground is already purchased for the fire station. Mike stated we want to make sure we are not putting extra uses on the airport. Dan will work with Mid-States Engineering to locate an area on the map of value to the airport to have a fire department near by, but least valuable in terms of airport operations.

Mid-States Engineering Report

Federal Funds Application

Larry Creakbaum requested approval and signature on the application for AIP-11 Federal Funds and the Terms of Conditions. Larry stated he will be meeting with officials of the FAA tomorrow and he will lobby for additional funds. He will confirm they are going to do the 405 Survey. Larry stated the project bid tonight gets everything ready to move the glideslope but does not move the glideslope because of the 405 Survey. If we get the 405 Survey it will take \$50,000 out of the glideslope relocation

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budget which can be moved towards construction. There is \$200,000 for the Beal property. Larry stated if the installation of the REILS does not fit within the budget, he will remove it from the application. Don motioned to allow the President to sign the applications for the FAA funds and for Mid-States Engineering to make necessary adjustments to the attachments to make the dollars fit and the Terms and Conditions document. Tim seconded. Motion carried unanimously.

Larry stated he has not met with the State regarding future funding but believes there are a considerable amount of funds available to be allocated for the parallel taxiway. Next year the county will get \$150,000 in grants for whatever project the FAA designates. Hamilton County has the ability to advance program the 2007 money, but the county will have to front the cash flow. The grant will say the money is there but the actual cash will not be here until the following year. The grant will have to be executed before the next meeting and he requested a resolution to allow two members of the board to sign the grant application and the attorney's signature for certification of eligibility. Tim motioned to approve. Don seconded. Motion carried unanimously.

Invoices

Larry requested signature and approval of a pay request in the amount of \$32,861.00 for reimbursement of the engineering services to be paid from the grant monies and Invoice #113-0281-1 for RSA Grading and Glideslope relocation engineering services in the amount of \$34,580.00. Tim motioned to approve the pay request in the amount of \$32,861.00. Don seconded. Motion carried unanimously.

Larry requested approval of invoice #113-0280-3 for Taxiway and RCO engineering services in the amount of \$7,000.00. Tim motioned to approve. Don seconded. Motion carried unanimously.

Larry stated he has a contract for Mid-States Engineering to handle the re-bid on the corporate hanger taxiway in the amount of \$2,500. Don motioned to authorize Mid-States Engineering for expenses related to the re-bid for the corporate hanger and T-hanger taxiway. Tim seconded. Motion carried unanimously.

Corporate Hanger Locations

Carl Winkler stated they will meet with the Robkey's in late August early September to discuss a location for their corporate hanger. Larry stated it has been discussed but nothing has been put in writing.

Payment of Bills

Kim Rauch asked what fund should the Proof of Publications for the Glideslope and RSA Grading be paid from? Howard stated it should be paid from Fund 204 from land acquisition.

New Business

Land Acquisition

Tom stated we are seeing, more formally and informally, a much greater amount of land acquisition, rumor, and discussions with planning on all sides of the airport. Tom stated we know of two properties that are for sale, one is a 2-acre property on 1200 East and land directly north of the runway to the west (115 acres), Ehman property, appears to be coming onto the market. It is directly in the clear zone. Tom asked what is the best way to help the county council understand the importance of that piece of property so they

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could consider in a meaningful way if that was something the county could be involved in at this point in time? Howard stated rather than acquiring the land in fee, it might be an opportunity to start a dialog about purchasing the development rights within the cone. They could sell it as farm ground subject to the development rights within the cone. Howard stated the county does not have enough money to buy land but we may be able to buy some rights. Tom stated since the property is coming on the market it might be time to consider our options. Dan Montgomery will contact Mr. Ehman.

Brad Beaver stated when presenting the 2006 budget and future capital expenditures add development rights to the list.

Legal Counsel Report

Bailey Property

Mike stated he and Dan have met with the Bailey's for the second closing and there were a series of additional wants from the Bailey's. The Bailey's have hired an attorney to look over the documents. Mike suggested that since this ground is necessary to do the grading project that this Board authorize the President to authorize a condemnation letter to start condemnation proceedings if we do not see progress with the Bailey's. The farm lease was an integral part of this transaction and Mike recommended terminating the farm lease next year if required. Tim motioned to approve. Don seconded. Motion carried unanimously.

Beal Acquisition

Mike stated Ms. Beal would like to see a contract. Mike requested authorization for the President and Secretary to sign a contract to acquire the Beal property from the proceeds of the grant for the appraised value. Tim motioned to approve. Don seconded. Motion carried unanimously.

Invoice

Mike requested approval of an invoice payable to Joe Traynor & Associates in the amount of \$750.00 for appraisal services. Tim motioned to approve. Don seconded. Motion carried unanimously.

Airport Master Plan

Mike suggested he, Dan and Carl meet with Mid-States Engineering to discuss the master plan and sewer system at the airport.

Next Meeting - September 1, 2005. Tom requested scheduling an Executive Session to begin at 5:30 p.m.

County Council Liaison

Brad Beaver stated at the last meeting he brought some concerns to the board from the county council. He has passed the answers on to the county council; they are very supportive of the Board's efforts.

Tom adjourned the meeting.

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Present

Tom Kapostasy, President
Don Silvey, Member
Tim Tolson, Member
Mike Howard, Attorney
Darren Murphy, Attorney
Brad Beaver, County Council Liaison
Kim Rauch, Secretary
Dan Montgomery, Montgomery Aviation
Andrea Montgomery, Montgomery Aviation
Carl Winkler, Montgomery Aviation
Pat Gaston, Montgomery Aviation
Larry Creakbaum, Mid-States Engineering
Mike Evans, Mid-States Engineering
Bob Hansen, Noblesville Daily Times
Evan Yoder
Ray Rice
Pat McPeak
Ellis Johnson

APPROVED

Tom Kapostasy, President

Date: _____

ATTEST

Kim Rauch, Secretary

Date: _____